

THE CITY OF
COLUMBUS

MICHAEL E. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

Application #: 215-024

Date Received: 4/30/15

Application Accepted By: ET+VP Fee: \$1980

Comments: Assigned to Eliza Thrush, 614-645-1341, ecthrush@
columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1192 Cleveland Ave Zip 43201

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-055419 and 10 others

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) C4, R4 Requested Zoning District(s) C4

Area Commission Area Commission or Civic Association: Milo Grogan Area Commission

Proposed Use or reason for rezoning request: Parking space for parcels desired to be rezoned.

(continue on separate page if necessary)

Proposed Height District: H35 Acreage 1.1

(Columbus City Code Section 3309.14)

APPLICANT:

Name CGL Holdings, LLC

Address 3465 Noe Bixby Rd City/State Columbus, Ohio Zip 43232

Phone # 614-477-1585 Fax # _____ Email info@centralgrip.com

PROPERTY OWNER(S):

Name CGL Holdings, LLC

Address 3465 Noe Bixby Rd City/State Columbus, Ohio Zip 43232

Phone # 614-477-1585 Fax # _____ Email info@centralgrip.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

~~Attorney~~ Agent

Name ~~Todd Collis~~ KEITH B KEPLINGER JR.

Address 1650 Lakeshore Dr., suite 225 6790 CHARLES RD City/State WESTERVILLE Columbus, Ohio Zip 43082 ~~43204~~

Phone # 614-486-3909 ~~477-1585~~ Fax # _____ Email: Todd@collislaw.com INFO@CENTRALGRIP.COM

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

1192 Cleveland Ave. Parcels:

010055419
010015239
010046423
010013540
010058154
010055368
010055369
010023684
010055367
010034416
010046424

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Keith B Keplinger Jr
of (1) MAILING ADDRESS 6790 Charles Rd Westerville, Ohio 43082

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1192 Cleveland Ave. Columbus, Ohio 43201
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/30/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) CGL Holdings, LLC
3465 Noe Bixby Rd
Columbus, Ohio 43232

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

CGL Holdings, LLC
614-477-1585

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Milo Grogan Area Commission
Chair-Robert Barkspace-614-476-8634
Zoning Chair-Matthew Vaccaro-614-405-2097

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 27th day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires: _____

This Affidavit expires six months after date of notarization.

Notary Seal Here



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

215-024

Surrounding Property Owners

Owner: City Of Columbus Ohio
Address: Cleveland Ave
Mail to : City of Columbus
Real Estate Management
90 W Broad St. Rm 425
Columbus, Ohio 43215

Owner: Fiske Tim W Fiske Lori L
Address: 1217-23 Cleveland Ave
Mail to : Lori Fiske
Tim W Fiske
6545 Steen St
Canal Winchester, Ohio 43110

Owner: Eickholt Glass Inc.
Address: Cleveland Ave
Mail to : Eickholt Glass Inc.
2725 Clarion Ct
Columbus, Ohio 43220

Owner: Srose Properties LTD
Address: 1183 Cleveland Ave
Mail to : C/O OLRB
35 N 4th St
Columbus, Ohio 43215

Owner: Srose Properties LTD
Address: 1187 Cleveland Ave
Mail to : Srose Properties LTD
3720 Settlers Rd
Dublin, Ohio 43016

Owner: Compton Donald J TR Compton Anna B TR
Address: 1209 Cleveland Ave
Mail to : Donald J Compton
Anna B Compton
1100 Urlin Ave
Columbus, Ohio 43212

Owner: City Of Columbus Ohio
Address: 1171 Cleveland Ave
Mail to : City of Columbus
Land Bank
50 W Gay St
Columbus, Ohio 43215

Owner: Srose Properties LTD
Address: 1199 Cleveland Ave
Mail to : Srose Properties LTD
PO Box 3053
Dublin, Ohio 43016

Owner: Roberts Kevin A Waydo Mary E
Address: Cleveland Ave
Mail to : Kar Auto Group
1166 Cleveland Ave
Columbus, Ohio 43201

Owner: L&N-Up Alum Creek LLC
Address: 1206 Cleveland Ave
Mail to : L&N-Up Alum Creek LLC
3540 E Fulton St
Columbus, Ohio 43227

215-024

APPLICANT

CGL Holdings, LLC
3465 Noe Bixby Rd
Columbus, OH 43232

PROPERTY OWNER

CGL Holdings, LLC
3465 Noe Bixby Rd
Columbus, OH 43232

ATTORNEY

Todd W. Collis, Esq.
Collis, Smiles & Collis, LLC
1650 Lake Shore Dr., Ste 225
Columbus, OH 43204

AREA COMMISSION

Milo-Grogan Area Commission
Robert Barksdale, Commission Chair
P.O. Box 248567
Columbus, OH 43224

SURROUNDING PROPERTY OWNERS

City of Columbus Ohio
Real Estate Management
90 W. Broad St., Room 425
Columbus, OH 43215

Tim W Fiske & Lori L Fiske
6545 Steen St.
Canal Winchester, OH 43110

Eickholt Glass Inc
2725 Clarion Ct.
Columbus, OH 43220

SROSE Properties Ltd
c/o OLRB
35 N. 4th St.
Columbus, OH 43215

SROSE Properties Ltd
3720 Settlers Rd.
Dublin, OH 43016

Donald J Compton & Anna B Compton
1100 Urlin Ave.
Columbus, OH 43212

City of Columbus Ohio
Land Bank
50 W. Gay St.
Columbus, OH 43215

SROSE Properties Ltd
P.O. Box 3053
Dublin, OH 43016

Kevin A Roberts & Mary E Waydo
KAR Auto Group
1166 Cleveland Ave.
Columbus, OH 43201

L&N-Up Alum Creek LLC
3540 E. Fulton St.
Columbus, OH 43227

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 215-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Keith B Keplinger
of (COMPLETE ADDRESS) 6790 Charles Rd Westerville, Ohio 43082
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. CGL Holdings, LLC 3465 Noe Bixby Rd Columbus, OH 43232 2 Keith B Keplinger-614-477-1585	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 27th day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here
WILLIAM COLLIS, ESQ.
NOTARY PUBLIC, STATE OF OHIO
[Seal]

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Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat

215-024



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010058154 + 11 MORE PARCELS

Zoning Number: 1192

Street Name: CLEVELAND AVE

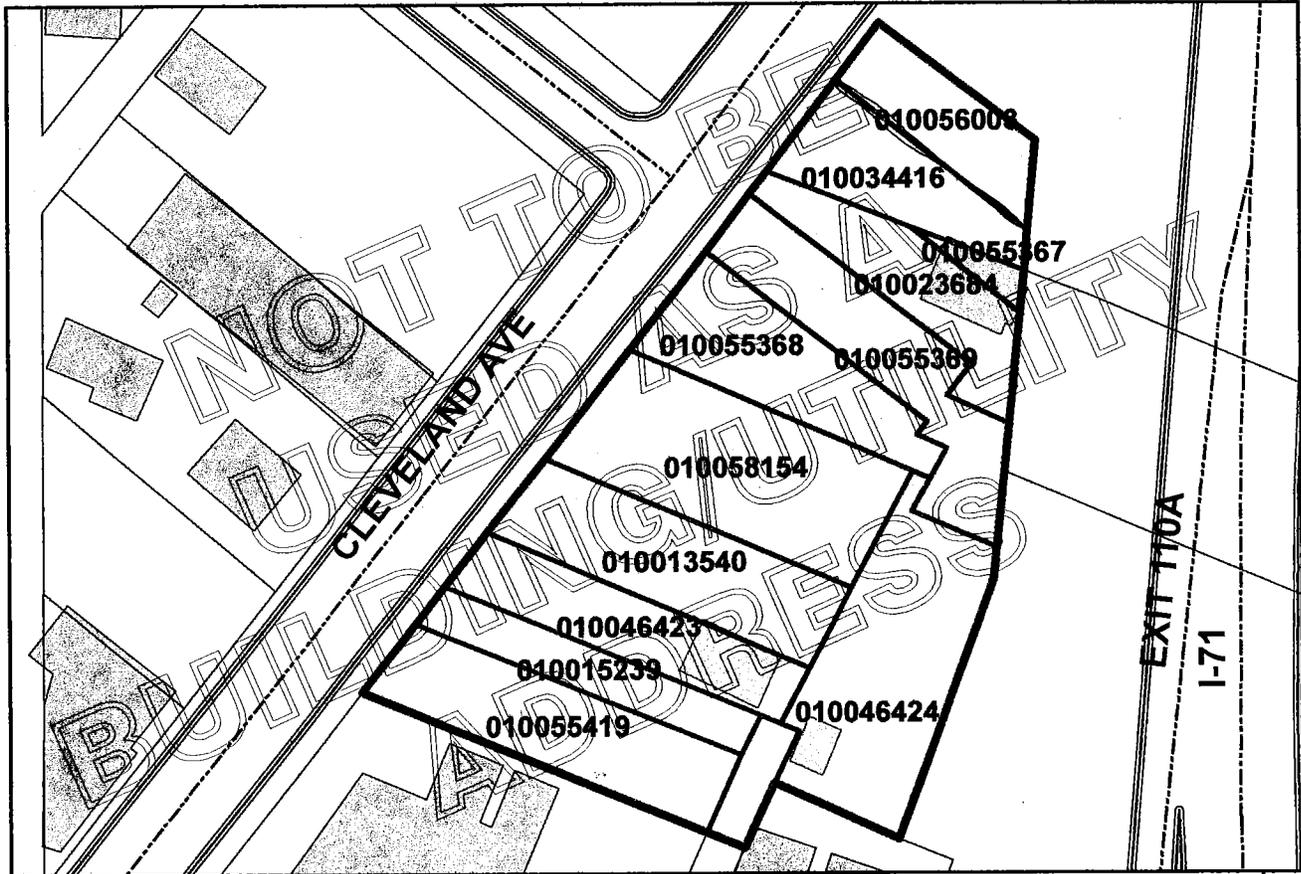
Lot Number : N/A

Subdivision: N/A

Requested By: CENTRAL GRIP & LIGHTING (KEITH B KEPLINGER)

Issued By: *Adyana Williams*

Date: 4/17/2015



SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 32103



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

TRANSFERRED

APR 13 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

5809

215-024
201504130047119
Pgs: 8 \$60.00 T20150024672
04/13/2015 3:46PM BXTALON GROUP
Terry J. Brown
Franklin County Recorder

Conveyance
Mandatory- 93.20
Permissive- 93.20 mwd
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR

Order Number: 169810-TTA

Talon Title - C

GENERAL WARRANTY DEED

1190-I-71, Inc., an Ohio Corporation, for valuable consideration paid, grants, with general warranty covenants to

CGL Holdings, LLC, an Ohio limited liability company

whose tax mailing address is 3465 Noe Bixby Road, Columbus, Ohio 43232

the following real property:

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 010-055419-00; 010-046423-00; 010-013540-00; 010-058154-00;
010-046424-00; 010-055368-00; 010-055369-00; 010-023684-00;
010-055367-00

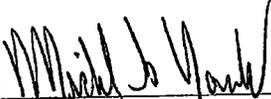
Property Address: Cleveland Avenue, Shoemaker Avenue & Christopher Street,
Columbus, Ohio 43201

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Official Record Volume 28734, Page D05, Recorder's Office, Franklin County, Ohio.

Witness its hand and Corporate Seal this 10th day of April, 2015.

1190-I-71, Inc., an Ohio Corporation

BY: 
Michael G. Yankulov
Its: President

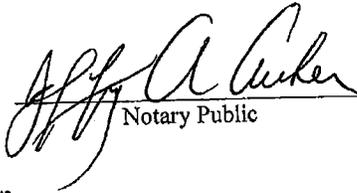
State of Ohio
County of Delaware ss:

Be It Remembered, that on this 10th day of April, 2015, before me, a Notary Public in and for said State, personally appeared the above named 1190-I-71, Inc., an Ohio Corporation by: Michael G. Yankulov its: President who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of him personally and as such officer(s).

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



JEFFREY A. AUKER,
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.


Notary Public

This instrument prepared by Magnuson & Barone, Attorneys at Law
570 Polaris Parkway, Suite 140, Westerville, OH 43082

EXHIBIT 'A'

169810-TTA

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Tract 1:

Being 0.121 acre by survey out of that 1.52 acre tract of land as shown and delineated upon the plat "SARAH A. SHOEMAKER'S HEIRS SUBDIVISION", of record in Plat Book 6, page 17A, and being Parcel 8 and a 1 foot strip off the South end of Parcel 6 as described in a Certificate of Transfer to Joan C. Betz, of record in Official Record Volume 01103, page A17 (all references herein being to records located in the Recorder's Office, Franklin County, Ohio), said 0.121 acre being more particularly described as follows:

Beginning for, reference, at a stone found in the Northeasterly quadrant of the intersection of Cleveland Avenue and Shoemaker Avenue; thence North $37^{\circ} 31' 54''$ East, along the Easterly right-of-way line of Cleveland Avenue, a distance of 188.16 feet to an iron pin found at the Southeasterly corner of said Lot 8, TRUE POINT OF BEGINNING;

Thence North $37^{\circ} 44' 00''$ East, continuing along said Easterly right-of-way line and passing an iron pin found at 35.47 feet, a distance of 36.51 feet to a point at the Southwesterly corner of a 20' alley as described in a deed to the City of Columbus, of record in Deed Book 3017, page 129;

Thence South $67^{\circ} 36' 51''$ East, leaving said right-of-way line and along said 20 foot alley, a distance of 144.94 feet to a point in the Westerly line of a 15 foot alley as described in a deed to the City of Columbus, of record in Deed Book 624, page 252;

Thence South $28^{\circ} 45' 21''$ West, along said Westerly line, a distance of 1.01 feet to an angle point in same;

Thence South $22^{\circ} 21' 09''$ West, continuing along said Westerly line, a distance of 34.20 feet to a point at the Southeasterly of the aforementioned Parcel 8;

Thence North $67^{\circ} 36' 51''$ West, along the Southerly line of same, a distance of 154.51 feet to the TRUE POINT OF BEGINNING and containing 0.121 acre of land.

Bearings herein are based on a bearing of North $37^{\circ} 44' 00''$ East for the Easterly right-of-way line of Cleveland Avenue.

This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division, based on an actual field survey of the premises performed in November of 1989.

Parcel No. 010-055419-00

TRACT 1
C-03S
ALL OF
(010)
055419

Tract 3:

Being 1.401 acres by survey and being comprised of parts of Lots 35, 36, 37, 38, 39, 40 and 41, 2 vacated alleys and vacated Williams Street (aka Lockwin Avenue), and parts of a 1 acre and 1.52 acre tract, all original parcels are shown and delineated upon the plat "Sarah A. Shoemaker's Heirs Subdivision", of record in Plat Book 6, page 17A, and being parts of those parcels of land as described in a certificate of transfer and a deed to Joan C. Betz, of record in Official Records Volume 01103, page A-17 and Official Records Volume 02190, page C-13, respectively (all references being to records located in the Recorder's Office, Franklin County, Ohio), said 1.401 acres being more particularly described as follows:

Beginning, for reference, at a stone found in the Northeasterly quadrant of the intersection of Cleveland Avenue and Shoemaker Avenue; thence North 37° 31' 54" East, along the Easterly right-of-way line of Cleveland Avenue, a distance of 188.16 feet to an iron pin found; thence North 37° 44' 00" East, continuing along said right-of-way line passing an iron pin at 35.47 feet,

a total distance of 57.25 feet to the Northwesterly corner of a 20 foot alley as described in a deed to the City of Columbus, of record in Deed Book 3017, page 129, the TRUE POINT OF BEGINNING:

Thence continuing North 37° 44' 00" East along said right-of-way line, passing an iron pin found at 108.22 feet a distance of 222.92 feet to a point in the Westerly line of the aforementioned Lot 36;

Thence South 67° 40' 50" East, through the aforementioned Lots 36 and 35, a distance of 124.27 feet to a point in the Easterly line of said Lot 35 and the Westerly line of an alley vacated by Ordinance Number 358-35;

Thence South 74° 39' 11" East, across said alley, a distance of 21.63 feet to a point in the Easterly line of same and in the Westerly line of Lot 41 of the aforementioned plat;

Thence South 67° 52' 29" East, through said Lot, a distance of 117.30 feet to a point in the Easterly line of same;

Thence South 3° 03' 59" West, along said Easterly line, across the aforementioned alley, and along the Easterly lines of Lots 40 and 39 (also of said Plat), a distance of 88.34 feet to a point at the Southeasterly corner of said Lot 39;

Thence North 67° 36' 51" West, along the Southerly line of said Lot, a distance of 151.23 feet to a point in the aforementioned Westerly Limited Access right-of-way line;

thence along said Limited Access right-of-way line the following four (4) courses and distances:

- 1.) South 9° 16' 16" West, a distance of 47.85 feet to a point;
- 2.) South 20° 45' 00" West, a distance of 109.38 feet to a point;
- 3.) South 67° 36' 50" East, a distance of 21.05 feet to a point;
- 4.) South 17° 54' 46" West, a distance of 106.65 feet to a point in the Northerly right-of-way line of Shoemaker Avenue;

Thence North 87° 03' 21" West, along said right-of-way line, a distance of 94.35 feet to a point the Easterly line of a 15 foot alley as described in a deed to the City of Columbus in Deed Book 624, page 252;

Thence North 22° 21' 12" East, along said Easterly line, a distance of 136.90 feet to an angle point in the same;

Thence North 28° 44' 25" East, continuing along said Easterly line, a distance of 21.96 feet to a point;

Thence North 67° 36' 51" West, crossing said alley and along the Northerly line of the aforementioned 20 foot alley as described in a deed to the City of Columbus, of record in Deed Book 3017, page 129, a distance of 156.77 feet to the TRUE POINT OF BEGINNING and containing 1.401 acres of land.

Bearings herein are based on a bearing of North 37° 44' 00" East for the Easterly right-of-way line of Cleveland Avenue.

This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division, based on an actual field survey of the premises performed in November of 1989.

LESS AND EXCEPT THE FOLLOWING FROM TRACT 3:

Situated in the State of Ohio, County of Franklin and City of Columbus and bounded and described as follows:

Being a part of the original tract of 1.52 acres of Sarah A. Shoemaker's Heirs Subdivision, as delineated upon the recorded plat of said subdivision of record in the Recorder's Office, Franklin County, Ohio.

Beginning at a point in the north line of Shoemaker Avenue and the east line of an alley (deeded to the City of Columbus October 15, 1920 by Eva Leona Williams by deed in D.B. 624, Page 252, Recorder's Office, Franklin County, Ohio); thence north along the east of said alley 137.08 feet to a point in the north line of said tract; thence easterly along the north line of said 1.52 acre tract approximately 80.65 feet to a point, the northwest corner of a tract conveyed to Clarence and Minnie Williams on May 24, 1944; thence southerly along the west line of Clarence and Minnie Williams tract 105.22 feet to a point in the north line of Shoemaker Avenue; thence westerly along said lot line 94.77 feet to the place of beginning.

ALSO LESS AND EXCEPT THE FOLLOWING FROM TRACT 3:

Being an alley vacated by the City of Columbus, Ohio, Ordinance Number 358.35, passed August 5, 1935, and particularly bounded and described as follows:

Being the alley north of Lockwin Avenue, from the west line of the alley east of Cleveland Avenue to the West line of Christopher Street, and the following described part of the alley east of Cleveland Avenue:

Beginning at a point in the west line of said Lot No. 41 at a distance of 12.42 feet more or less, measured southwardly from the northwest corner of said Lot No. 41, said point of beginning being 12 feet measured at right angles from the north line of said Lot No. 41, thence southwardly with the said west line of Lot No. 41 a distance of 18.63 feet, more or less, to the southwest corner of said Lot No. 41 and the north line of the alley north of Lockwin Avenue; thence westwardly with the said north line of alley produced at 20.7 feet, more or less, to a point in the west line of the alley east of Cleveland Avenue; thence northwardly with the said west line of the alley east of Cleveland Avenue 16.93 feet, more or less, to the north line of the premises owned by the said Eva L. Williams; thence eastwardly on a straight line 21 feet, more or less, to the place of beginning. Subject to easements for utilities.

ALSO LESS AND EXCEPT THE FOLLOWING FROM TRACT 3:

Being Lots Numbered 39, 40 and 41 in Sarah A. Shoemaker's Subdivision of lands in Clinton Township, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, Page 17a, excepting a strip of land 12 feet in width off of the north side of Lot No. 41, heretofore conveyed by Eva L. Williams and George W. Williams to the City of Columbus, Ohio, by deed recorded in D.B. 1034, Page 162, Recorder's Office, Franklin County, Ohio.

DESCRIPTION VERIFIED
DEAN C. KINGLE, P.E., P.S.
BY: *[Signature]*
DATE: *04/13/2015*



TRACT 3
C-035
ALL OF
(010)
046423
013540
058154
046424
055368
055369
023684
E
055367

~~DESCRIPTION VERIFIED
DEAN C. KINGLE, P.E., P.S.
BY: *[Signature]*
DATE: *03/19/2015*~~



Parcel No.(s) 010-046423-00; 010-013540-00; 010-058154-00; 010-046424-00; 010-055368-00;
010-055369-00; 010-023684-00; 010-055367-00

For Informational Purposes only:
Property Address: Cleveland Avenue & Shoemaker Avenue, & Christopher Street Columbus, Ohio
43201
Parcel No.:

TRANSFERRED

APR 13 2015



201504130047120

Page: 3 \$36.00 T20150024572
04/13/2015 3:46PM BXTALON GROUP
Terry J. Brown
Franklin County Recorder

5807

CLARENCE E. MINGO II AUDITOR FRANKLIN COUNTY, OHIO	
Conveyance	
Mandatory- 6.80	
Permissive- 6.80	MWD
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

215-024

Order Number: 169810-TTA

Talon Title - C

(2)

GENERAL WARRANTY DEED

Stryker Investment Co., Inc., an Ohio Corporation, for valuable consideration paid, grants, with general warranty covenants to

CGL Holdings, LLC, an Ohio limited liability company

whose tax mailing address is 3465 Noe Bixby Road, Columbus, Ohio 43232

the following real property:

"See Exhibit "A" attached hereto and made a part hereof...."

Parcel Number: 010-034416-00

Property Address: 1202 Cleveland Avenue, Columbus, Ohio 43201

Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Official Record Volume 28734, Page D01, Recorder's Office, Franklin County, Ohio.

Witness its hand and Corporate Seal this 10th day of April, 2015.

Stryker Investment Co., Inc., an Ohio Corporation

BY: Michael G. Yankulov

Michael G. Yankulov
Its: President

State of Ohio
County of Delaware ss:

Be It Remembered, that on this 10th day of April, 2015, before me, a Notary Public in and for said State, personally appeared the above named Stryker Investment Co., Inc., an Ohio Corporation by: Michael G. Yankulov its: President who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of him personally and as such officer(s).

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Jeffrey A. Auken
Notary Public



JEFFREY A. AUKEN,
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

This instrument prepared by Magnuson & Barone, Attorneys at Law
570 Polaris Parkway, Suite 140, Westerville, OH 43082

EXHIBIT 'A'

169810-TTA

LEGAL DESCRIPTION

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Tract 2:

Being 0.079 acre by survey and being comprised of parts of Lots 35 and 36 as shown and delineated upon the plat "SARAH A. SHOEMAKER'S HEIRS SUBDIVISION", of record in Plat Book 6, page 17A, and being out of those parcels of land as described in a deed to Charbetz, Inc., of record in Official Records Volume 11652, page J-13, Recorder's Office, Franklin County, Ohio, said 0.079 acre being more particularly described as follows:

Beginning, for reference, at a stone found in the northeasterly quadrant of the intersection of Cleveland Avenue and Shoemaker Avenue; thence North 37° 31' 54" East, along the easterly right-of-way line of Cleveland Avenue, a distance of 188.16 feet to an iron pin found; thence North 37° 44' 00" East, continuing along said right-of-way line, a distance of 280.17 feet to the TRUE POINT OF BEGINNING in the westerly line of Lot 36;

Thence continuing North 37° 44' 00" East, along said easterly right-of-way line and the westerly line of Lots 36 & 35, a distance of 46.65 feet to the northwesterly corner of said Lot 35;

Thence South 52° 41' 17" East, along the northerly line of Lot 35, a distance of 101.00 feet to a point in the Limited Access right-of-way line of Interstate Route 71;

Thence South 7° 08' 36" East, along said Limited Access right-of-way line and through said Lot 35, a distance of 19.53 feet to a point;

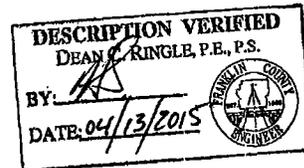
Thence North 67° 40' 50" West, continuing through Lot 35 and through Lot 36, a distance of 115.07 feet to the TRUE POINT OF BEGINNING and containing 0.079 acre of land.

Bearings herein are based on a bearing of North 37° 44' 00" East for the easterly right-of-way line of Cleveland Avenue;

This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division, based on an actual field survey of the premises performed in November of 1989.

Parcel No. 010-034416-00

*TRACT 2
C-024
ALLOF
(010)
034416*



201504230052071
Pg: 5 \$52.00 T20150027363
04/23/2015 3:14PM BXTALON GROUP
Terry J. Brown
Franklin County Recorder

TRANSFERRED

APR 23 2015

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

215-024

90004644
CONVEYANCE TAX
EXEMPT
M
SC
CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

LIMITED WARRANTY DEED
(R.C. §5302.07)

②

1190-I-71, Inc., an Ohio corporation, for valuable consideration, grants, with limited warranty covenants, to CGL Holdings, LLC, an Ohio limited liability company whose tax mailing address is 3465 Noe Bixby Road, Columbus, Ohio 43232, the following REAL PROPERTY:

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN

Parcel Number: 010-055370

Street Addresses: Cleveland Avenue, Columbus, Ohio

Subject to all covenants, conditions, restrictions, easements, grants and other matters of record, legal highways and rights-of-way, zoning and building laws, ordinances, rules and regulations, taxes and assessments, both general and special, if any, which may now be or may hereafter become a lien on said premises.

Prior instrument reference: Official Record Vol. 28734, Page D-05 of record in the office of the Recorder of Franklin County, Ohio.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 21 day of April, 2015.

1190-I-71, Inc., an Ohio corporation
By: [Signature]
Robert J. Onda, Authorized Agent

STATE OF OHIO;
COUNTY OF FRANKLIN, SS:

BE IT REMEMBERED, that on this 21 day of April, 2015, before me the subscriber, a Notary Public in and for said County, personally came Robert J. Onda, the Authorized Agent of Grantor in the foregoing Limited Warranty Deed, and acknowledged the signing thereof to be his voluntary act and deed on behalf of the company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year aforesaid.


Notary Public
 ELIZABETH M. KELLY, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.

This instrument was prepared by Elizabeth M. Kelly, Esq., of LaBuhn Ransford & Hagggs Co. LPA, 35 N. Fourth Street, Suite 100, Columbus, Ohio 43215 (614) 461-16-0500.

S:\WP80\Apollo\1190-1-71\CaptialGrip\ClevelandAveSale\LimitedWarrantyDeed(residual)

EXHIBIT A

Legal Description

Tract 1

Being Lots Numbered 39, 40 and 41 in Sarah A. Shoemaker's Subdivision of lands in Clinton Township, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, Page 17a, excepting a strip of land 12 feet in width off of the north side of Lot No. 41, heretofore conveyed by Eva L. Williams and George W. Williams to the City of Columbus, Ohio, by deed recorded in D.B. 1034, Page 162, Recorder's Office, Franklin County Ohio.

Tract 2

Being an alley vacated by the City of Columbus, Ohio, Ordinance Number 358-35, passed August 5, 1935, and particularly bounded and described as follows:

Being the alley north of Lockwin Avenue, from the west line of the alley east of Cleveland Avenue to the West line of Christopher Street, and the following described part of the alley east of Cleveland Avenue:

Beginning at a point in the west line of said Lot No. 41 at a distance of 12.42 feet more or less, measured southwardly from the northwest corner of said Lot No. 41, said point of beginning being 12 feet measured at right angles from the north line of said Lot No. 41, thence southwardly with the said west line of Lot No. 41 a distance of 18.63 feet, more or less, to the southwest corner of said Lot No. 41 and the north line of the alley north of Lockwin Avenue; thence westwardly with the said north line of alley produced at 20.7 feet, more or less, to a point in the west line of the alley east of Cleveland Avenue; thence northwardly with the said west line of the alley east of Cleveland Avenue 16.93 feet, more or less, to the north line of the premises owned by the said Eva L. Williams; thence eastwardly on a straight line 21 feet, more or less, to the place of beginning. Subject to easements for utilities.

LESS AND EXCEPT THE FOLLOWING:

0.285 acres as conveyed to the State of Ohio by Instrument Number 2015 04230052070 and more particularly described as follows:

Situated in the City of Columbus, County of Franklin, State of Ohio and in Quarter Township 4, Township 1, Range 18, United States Military Lands and also being part of Lots 35,36,39,40,41 and part of two vacated alleys of the Sara Shoemaker's Subdivision as recorded in Plat Book 6, Page 17A, at the Recorders Office, Franklin County, Ohio, bounded and described as follows:

PARCEL 192 LA

Being a parcel of land lying on both sides of the centerline of a survey made by the Department of Highways in Plan FRA - 3 - 18.36 / FRA - 1 - (23.72) - (23.88) and recorded as file D06R0486 in the records of the Ohio Department of Transportation, District 6 Office, Delaware County, and being located within the following described points in the boundary thereof:

Being a part of a tract of land as described in Deed Book 1948, Page 492, Recorders Office, Franklin County, Ohio, and being further described as follows:

Beginning at the southeasterly point of Lot 39 also being the northwest corner of Christopher Street and Lockwin Avenue;

Thence in a Westerly direction per Court of Common Pleas Journal No. 206585 along the South line of Lot 39 and the North line of Lockwin Avenue (North 67° 36' 51" West) a distance of 151.23 feet to an iron pin, (Station 286+46, 130 Left ~ Per Said FRA 3 / FRA 1 Highway plan);

Thence in a Northerly direction per Court of Common Pleas Journal No. 206585, along the right of way of IR 71 (Per Said FRA 3 / FRA 1 Highway plan) across said Lot 39 & 40, across part of a 20 foot alley and across part of Lot 36 (North 04° 26' 13" East), a distance of 84.26 feet to an iron pin on the North line of said property, said north property line being a resubdivision line of Lots 35 and 36;

Thence, in an Easterly direction per Court of Common Pleas Journal No. 206585 along the previously described north property line (South 67° 40' 50" East) a distance of 9.20 feet to a point on the east line of Lot 35 and the west line of a 20 foot alley, said point being 14.5 feet south of the Northeast corner of Lot 35;

Thence in an easterly direction per Court of Common Pleas Journal No. 206585 along the north line of said property crossing said 20 foot alley (South 74° 39' 11" East), a distance of 21.70 feet to a point on the west line of Lot 41 and the east line of said 20 foot alley, said point being 12.42 feet south of the southwest corner of Lot 42;

Thence in an easterly direction per Court of Common Pleas Journal No. 206585 along a line which is parallel to the north line of Lot 41 and being the south line of a 12.5 foot alley (South 67° 52' 29" East), a distance of 117.23 feet to a point on the east line of Lot 41, also being in the West line of Christopher Street;

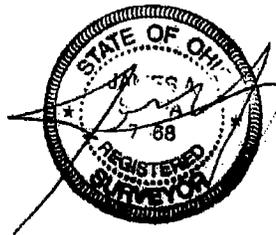
Thence in a southerly direction per Court of Common Pleas Journal No. 206585 along the east line of Lots 41, 40 and 39 and also with the west line of Christopher Street (South 03° 03' 59" West) a distance 88.34 feet to the place of beginning containing 12458 square feet (0.285 acre) more or less. Subject however to any rights of way or easements of record.

Together with all right, title and interest in Christopher Street, a 20 foot alley, and a 12 foot alley all abutting said property.

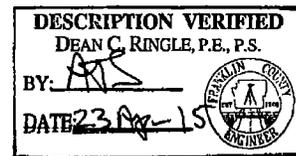
Together with all rights or easements of access to or from said Limited access highway, from or to the land of said persons abutting upon that portion of said limited access highway, between the following points:

From a point 130 feet left of centerline station 286+46 to a point 123 feet left of centerline station 287+28 as shown by plans of said improvement hereby referred to in Plan FRA - 3 - 18.36 / FRA - 1 - (23.72) - (23.88). Said stations being the station numbers as stipulated in the hereinbefore mentioned survey.

This survey was performed to clarify title issues using available recorded evidence, no actual field measurements were taken. The distances and bearings listed herein are based upon a survey made by the Department of Highways in Plan FRA - 3 - 18.36 / FRA - 1 - (23.72) - (23.88) on or about 1960, and also reference an ALTA/ACSM Survey conducted by J & J Surveying Services Inc. in January 2015. These have not been field verified. Description prepared by James A. Stafa, Ohio Surveyor 7968, Ohio Department of Transportation District 6.



C-26
All the
Bal of
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55370





CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 4/24/15

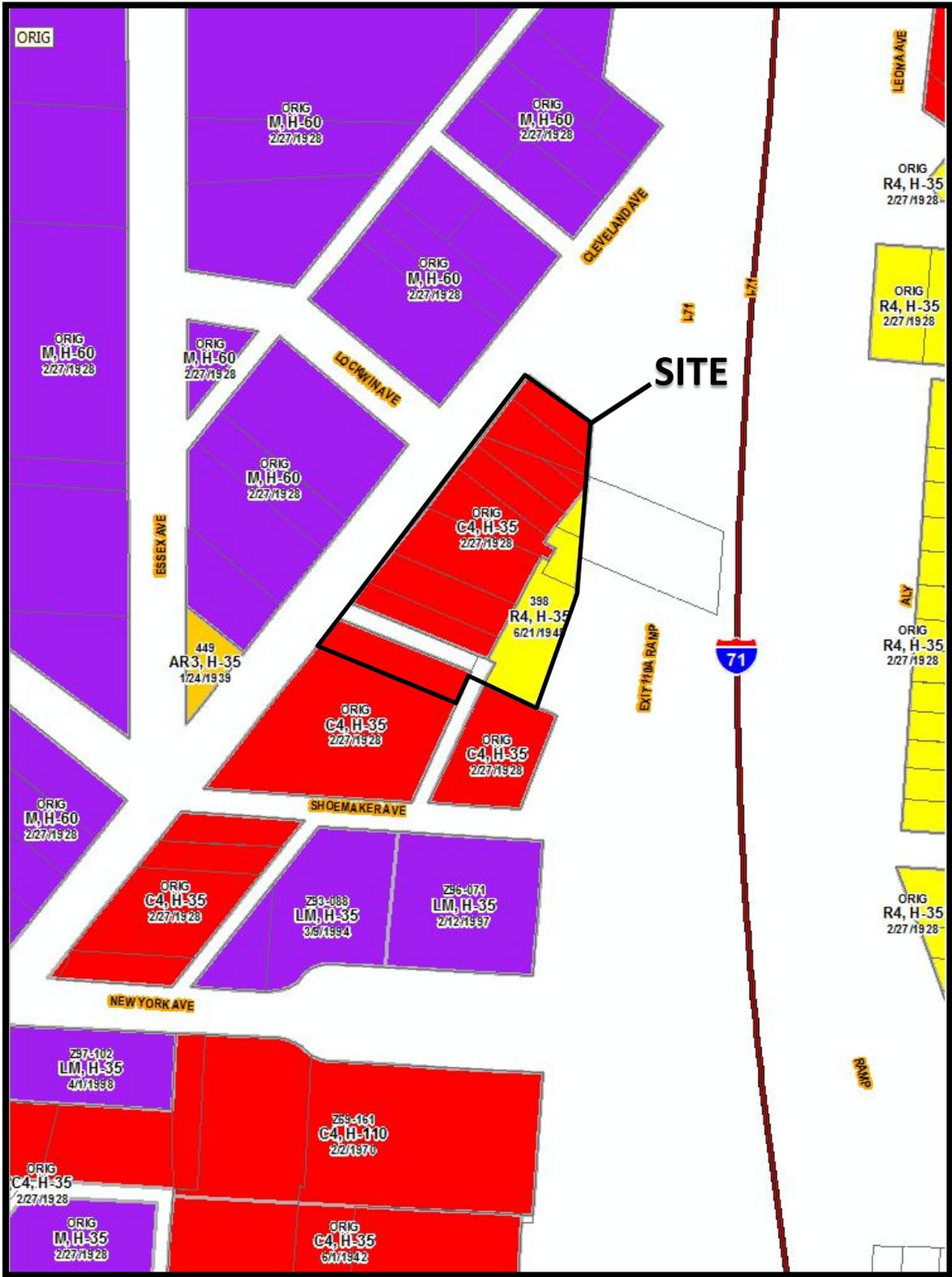


Disclaimer

Scale = 60



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



Z15-024
 1192 Cleveland Avenue
 Approximately 1.1 acres
 C-4 and R-4 to C-4

Future Land Use

LAND USE



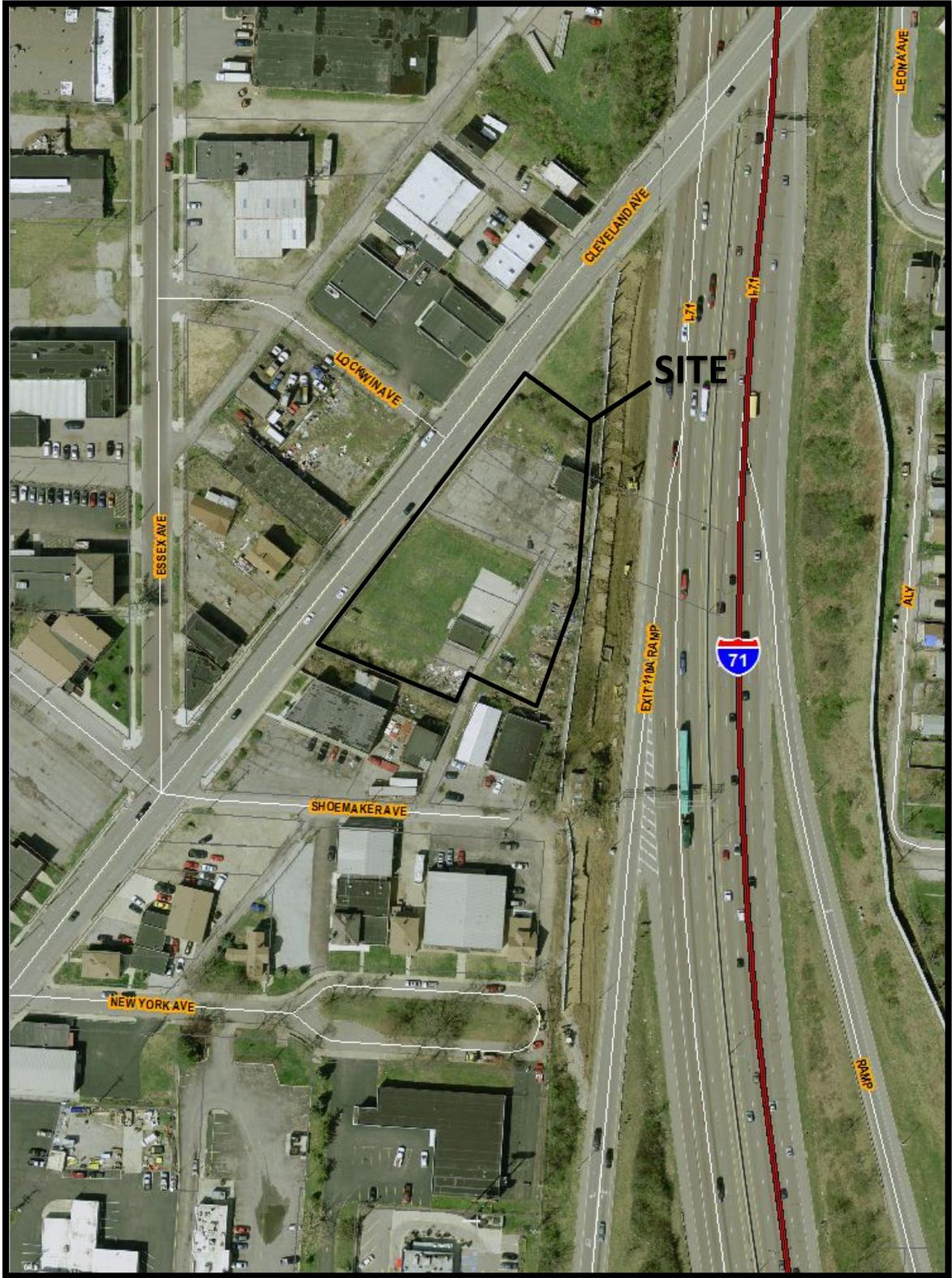
- Single-family Residential
- Multifamily Residential
- Light Industrial
- Heavy Industrial
- Commercial**
- Commercial/Multi-family
- Office
- Institutional
- Mixed Use
- Park
- Utility & City Owned

SITE

Map prepared by Planning Department, July 2006.

Milo-Grogan Neighborhood Plan

Z15-024
 1192 Cleveland Avenue
 Approximately 1.1 acres
 C-4 and R-4 to C-4
 Milo Grogan Area Plan (2007)



Z15-024
1192 Cleveland Avenue
Approximately 1.1 acres
C-4 and R-4 to C-4